

PRESERVATION AND GROWTH
A PLAN OF CONSERVATION AND DEVELOPMENT

TOWN OF GRANBY, CONNECTICUT
PLANNING AND ZONING COMMISSION

February 2005

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Adopted -

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INTRODUCTION

This Plan of Conservation and Development has been prepared in accordance with Section 8-23, of the Connecticut General Statutes, entitled Preparation, Amendment or Adoption of Plan of Conservation and Development. Plans of Conservation and Development are designed to provide guidance and information to all of the Town's boards, commissions, residents and public officials. According to State Statute, Plans of Conservation and Development contain policies, goals and standards for the physical and economic development of the municipality, are designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation and other purposes. Such plans also recommend the most desirable density of population, make provisions for the development of housing opportunities and promote housing choice and economic diversity in housing.

This Plan of Conservation and Development was prepared by a Subcommittee, appointed by the Granby Planning and Zoning Commission. The Subcommittee began its task by reviewing State Statutes, studying the Town's 1993 Plan and perusing other Town Plans of Conservation and Development. Following the review of these materials, the members of the Subcommittee held lengthy discussions and public workshops and developed outlines identifying the pros and cons of Granby today. This led to a basic agreement of the attributes that make Granby special and the reasons Granby residents choose to live here. Throughout the process the Subcommittee referred back to the Town's original Fundamental Values, which were first outlined in the 1993 Plan. These values are slightly modified in this Plan and continue to provide the basis for the Town's goals

This Plan of Conservation and Development eliminates the Current Assessment and Regional Trends Section, (which may be prepared at a later date) and concentrates on the Town's Fundamental Values, 10 Year Vision and the Goals and Implementation Sections.

The Planning and Zoning Commission, acting within its planning capacity, is the Town agency fully authorized to adopt this plan in accordance with Section 8-23, of the Connecticut General Statutes. During the early part of 2005 the Planning and Zoning Commission will subject the plan to public examination seeking input, advice, comments and suggestions.

FUNDAMENTAL VALUES: INTRODUCTION OF GRANBY'S FUNDAMENTAL VALUES

This Plan of Conservation and Development is rooted in Granby's Fundamental Values, those aspects of the Town that are treasured by the community. It is the overall objective of this Plan to protect and build upon these values.

The Town's recognition that change and growth are inevitable and even necessary, together with concern for how this will impact the existing quality of Granby, are the basis for this Plan. Recognizing that growth and change can be either positive or negative, it is imperative that the town residents and governmental officials plan and promote the positive changes.

Granby faces the challenge of maintaining its rural character, charm, tradition, and values, while providing cultural, recreational, housing, educational, commercial and employment opportunities.

Planning can encourage the preservation of open space and farmland, foster the restoration and the preservation of historic sites and structures, preserve our scenic views, support the construction of a variety of housing types and commercial services that benefit the community, anticipate and prepare for growth and technological advances, foster the economic, social and racial diversity of the community, and preserve Granby's Fundamental Values.

Statement of Granby's Fundamental Values

Agricultural: Our Town's rural character has its roots in the tradition of New England agriculture; the small farm, the fruit orchard and the dairy. While the land areas dedicated to agriculture remain relatively abundant overall, agricultural activity has changed over time. Commercial farms that provide the primary livelihood of a farm family are now few in number. However, through inclusive zoning and supportive government, a great number of our local homeowners keep livestock, own substantial acreage and maintain large fields and vegetable plots. Together these commercial and family farmlands carry on the Town's agrarian tradition. The visibility of these areas reminds us of our roots and distinguishes our Town from the encroaching suburbia of nearby municipalities. The Town's farmlands and open spaces offer an inviting atmosphere and a local source of fruits and vegetables. Viewing the livestock, smelling manure, experiencing the changing scenery of the fields from the first seeding to the maturation of the crops, the harvesting and the re-growth of winter rye is a treasure that will be missed if it is allowed to disappear.

Residents: The residents of Granby apply a broad definition to the term "neighbor". They show concern and offer help to one another during times of sickness, grief, unemployment or other difficulty. Granby is a community of people who can be defined in part by the overwhelming response the Social Services office receives during the holiday season and throughout the year. Based on the comments most often expressed at public hearings, Granby residents cherish the natural environment and are willing to work for its preservation.

Volunteers. To a great extent Granby is a community that is run by citizen volunteers. They offer incalculable hours of work on government boards, in recreational programs, in non-profit organizations and in special interest groups and clubs throughout Town. The fund raising and construction of the Town's new Science Center and Playscape are examples of their tireless efforts and generosity. It is the volunteers of Granby donating a part of their lives to enriching the Town that makes Granby an especially welcoming community.

Scenic Roads: The well maintained rural roads that meander through Granby are typically narrow and winding. The streetscape often reveals an agricultural character, a forest habitat or a rural residential community. Beyond the pavement, framed by stonewalls and open fields, distant hills can be viewed. The traveler's window view of Granby provides a unique portrayal of the community's rural character.

Open Space: Granby is extremely fortunate to have an abundance of open space. Many of these areas have been preserved through the generosity of conservation minded people. The former Senator George McLean, the Enders family, Mary Edwards, the Messenger Family, Laura and Tudor Holcomb and others, together with the efforts of the Granby Land Trust, have guaranteed that large areas of Granby will remain undeveloped. The numerous trails throughout Granby's open spaces provide an excellent opportunity for hiking, horseback riding, running, skiing, wandering, exploring and more. Granby's open spaces provide areas for picnicking, swimming, riding, sports activities, socializing, gardening, observation or simple relaxation in the open sun or cool shade.

Waterways: The waterways and water bodies of Granby are an integral part of the Granby landscape as well as a vital component of the Farmington River Watershed. These places provide for seasonal activities such as fishing, canoeing, swimming and ice-skating while providing a refuge for ducks, geese, beaver and other aquatic life. In addition, waterways and water bodies add a wonderful visual element to our community.

Wildlife. We look to the sky when we hear the chatter of the geese and we quickly spot the familiar V pattern of their flight. We stop and listen to the chant of the morning dove, the hoot of the owl and the melodies of the songbirds. We clean up the mess made by the black bears and raccoons and vow to hang our bird feeders a bit higher. We keep our pets in, knowing that coyotes rule the night and listen for their howls. We smell a skunk, laugh at the antics of squirrels and spy a deer in a field at dusk. We catch and release, turn rocks in search of salamanders and shriek with surprise at the sudden movement of a nearby snake. We choose to make our home among the wildlife and we are the better for it.

Granby Center: Granby is fortunate to have a cohesive Center dedicated to public and commercial use, with a wide variety of local shops, offices and restaurants. Through a cooperative effort, these businesses have been linked over the past 15 years with vehicular and pedestrian access ways to further unify the area. The Center's traditional New England Town Green provides Granby with a true public place, a central, open area for announcements, dedications, memorials and even protests, where people can exercise free speech, meet with friends or simply relax on "their" Town Green.

Historical: The Town of Granby has endeavored to maintain its ties to the past. These historic linkages range from the majestic Granby Oak and the numerous stonewalls, to the homes, barns and farms that reach back to the original settlers of Granby. Clustered together or standing alone, Granby's historical amenities provide an interesting and important contrast to the later developments and remind of our community roots.

A TEN YEAR VISION

Based on this Plan of Conservation and Development, we believe that in the year 2015 we will find:

That the Town has remained primarily a rural residential community with:

- Agricultural activities and businesses
- Recreational activities and businesses
- The preservation of the Town's rural character
- A sense of community founded in our Fundamental Values

That the Town Center continues to be a vital commercial and mixed-use area brought about by the creation of a Town Center Mixed Use Zoning Regulation.

This Town Center Zone will:

- Encourage continued vitality and growth
- Offer pedestrian friendly areas
- Maintain a village feeling
- Ensure quality development
- Promote quality building designs in incorporating common traditional elements
- Promote compatible signage
- Promote compatible landscaping

That Residential Development has expanded in a manner that:

- Maintains the Town's rural residential atmosphere
- Preserves existing neighborhoods
- Creates new neighborhoods with useable open space and pedestrian linkages
- Where appropriate, promotes the establishment of larger lots and mini farms
- Provides housing opportunities for a diverse group of residents

That the Town Roads:

- Continue to maintain a high degree of rural character
- Have been constructed and reconstructed utilizing road calming techniques to reduce speed in residential areas
- Are well maintained
- Have become increasingly attractive through preservation of existing streetscapes, the planting of street trees, and preservation of stonewalls
- Are being used by a large number of bicyclists

That Quality Commercial Development:

- Has grown significantly in appropriate areas
- Has become more varied in type and adequately serves the community
- Reflects the character and the makeup of the community
- Serves a variety of recreational users
- Has grown in an attractive manner and avoided a pattern of strip development
- Provides an increased number of employment opportunities for our residents
- Is the product of Architectural Review Guidelines?

That the amount of preserved Open Space

Has continued to increase, thereby preserving vistas, views, and ridge tops
Has expanded in accordance with the Town's Town Open Space Plan
Has expanded through development application, by Town purchase, or by other
Town, State, or private entities
Has expanded using corridors, paths, or trails to link a variety of existing open space
parcels
Continues to serve the Town's residents, while preserving wildlife habitat

That the Town's quality of life has remained high

With an exemplary School System
With quality recreational programs and increased athletic facilities
With a wide range of services for our senior residents

GOALS AND IMPLEMENTATION

POPULATION AND DEMOGRAPHICS

Population and demographics are determined by a combination of housing and employment opportunities, transportation, and other resources available in a community. The adoption and implementation of many of the goals outlined within the various sections of this Plan will, therefore, have an impact on the future makeup of the population. The following are general goals, which address the needs of our existing, growing and changing population.

GOALS

To maintain long range and comprehensive planning programs.

To promote cultural awareness and greater social and economic diversity within our population.

To manage growth within the provisions of the enabling legislation

To meet the needs of the aging population.

To address the needs of our youth.

IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies and practices should be put in place.

1. Maintain a pattern of land use that promotes the health, safety and welfare of the community.
2. Understand that growth and change will continue. Adopt policies that accommodate and manage growth and change, while preserving our Fundamental Values.
3. Seek to manage growth in consistent with the policies of this Plan. Specifically, the growth of the Town should not force or necessitate unwanted changes in the Town's infrastructure nor impact negatively on our Fundamental Values.
4. Promote greater citizen awareness of development, land use and the rights of all landowners. Develop innovative ways to encourage greater public participation in Granby's future planning efforts.
5. Adhere to the goals and policies outlined within this Plan that will aid in diversifying the economic and social makeup of our population.
6. Prioritize and implement policies specifically directed to our senior citizens, as the percentage of older residents will continue to grow.
7. Implement policies outlined throughout this Plan that meet the needs of our children and provide for recreational and social activities for families.

8. Continually review the impact of land use decisions to assess compliance with this Plan. Update this Plan as necessary or whenever changing circumstances warrant revisions. Establish a primary study and rewrite committee at least every 10 years.

GOALS AND IMPLEMENTATION

ENVIRONMENT

The quality of Granby's environment is vital to Granby's overall quality of life. The Town's open, wooded and agricultural lands are as important as the Town's residential and business areas. The preservation of the Town's significant natural, cultural and historic resources must be preserved as the Town continues to develop.

GOALS

Promote Biodiversity

Preserve and maintain natural, cultural and historic resources.

Protect ground water resources.

Protect, preserve, promote, and create wildlife habitat and corridors.

Preserve natural vegetation for its scenic value and for its value as a food source for wildlife.

Protect, upgrade, and maintain the quality of wetlands, watercourses, and watersheds.

Preserve the scenic quality of ridge tops.

Allow reasonable extraction of sand, gravel and other earth resources.

Encourage the preservation of existing farmlands, existing farm operations, agricultural soils, and farm architecture.

Prohibit development within the floodplain.

Preserve scenic views.

Minimize light pollution to preserve the night sky.

Provide financing for the Town's Open Space Fund.

ENVIRONMENT

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Continuously review and modify the Zoning and Subdivision Regulations in response to new studies and technological advances.
2. Require the preservation and the planting of native vegetation and where appropriate, vegetation that provides food for wildlife.
3. Create a Town arboretum.
4. Consider and review the Towns' regulations regarding earth removal with special attention to excessive topsoil removal.
5. Continue to review the Special Flood Hazard Area Zoning Regulations for consistency with the Federal Emergency Management Administration Guidelines and the regulations of the Connecticut Department of Environmental Protection and adjust the boundaries by applying any new flood data, particularly that which is generated by the Army Corps of Engineers. Promote passive recreation and agricultural uses for floodplain areas.
6. Provide for a review of sand and gravel resources and encourage, where practical, the utilization of these products prior the development. Discourage long-term operations.
7. Encourage the permanent preservation of farmland through the State of Connecticut development rights purchase program, through the activities of the Granby Land Trust and through Town financing. Continue to preserve and acquire productive farmland.
8. Review all proposed regulations for any negative impact on the farming community. Continue the work of the Agricultural Subcommittee in finding solutions to agricultural/residential conflicts. Provide buffers between existing agricultural operations and new developments to avoid conflicts.
9. Continue and expand the Town's favorable tax policies to protect farm, forest and open space land area. Consider other methods to avoid economic pressures which force land into development.
10. Encourage municipal and private groups to acquire or protect natural open space.
11. Support creative zoning that protects and preserves wildlife habitat. Encourage scientific management of forestlands and wildlife populations. Avoid construction of barriers to wildlife movement.
12. Evaluate the cumulative impact of incremental air, soil and water pollution on the environment and act to minimize such negative impact.
13. Support continued and expanded hazardous waste collection programs.
14. Participate in programs that encourage the Town's residents to conserve, recycle and reduce pollution impacts.

15. Educate homeowners about the importance of reducing their individual impact on water quality by minimizing the use of fertilizers, herbicides, and pesticides, maintaining septic systems, and properly disposing of cleaning products and automotive oil and grease.
16. Promote best management practices on the Town's farms to reduce nutrient and sediment loading to streams. Encourage Integrated Pest Management Programs to reduce the negative impact of pesticides and herbicides
17. Require developers to use the established best management practices in both the design and actual construction of new subdivisions.
18. Develop guidelines to lessen light impact in residential neighborhoods. Apply minimum lighting safety standards for commercial development.
19. Prepare a list of state and local authorities to aide and advise the Town as needed.
20. Consider retention of a full or part-time wetlands staff employee to assist commissions in evaluation of applications and enforcement of regulations.

GOALS AND IMPLEMENTATION

HOUSING

Housing within the Town of Granby will remain predominantly single family, owner occupied. However, a variety of housing options should be considered to encourage a more diverse population. The location and design of developments should blend with the surroundings.

GOALS

Encourage location and site design of new housing that enhances the rural residential identity of Granby

Provide the opportunity for the construction of multi family houses where appropriate.

Encourage the construction of active adult housing.

Encourage the availability of a variety of housing options for our elderly residents.

Encourage the construction of affordable family housing dispersed through out the community.

Encourage the construction of housing that utilizes alternative energy sources and is designed for energy conservation.

Respect the integrity of existing neighborhoods in residentially zoned areas.

Encourage the preservation of historic homes.

Encourage the continued maintenance and rehabilitation of our existing housing stock.

HOUSING

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town's land use regulations, should be considered:

1. Continue to work with the concept of open space development. Utilize the open space regulation, Flexible Residential Development (FRD), which provides an adaptable approach to the arrangement of housing lots and open space. Consider a density bonus within FRD for the construction of affordable housing for low or moderate income persons.
2. While this Plan recognizes the environmental, preservation, social and economic benefits of FRD development, it also recognizes and supports traditional patterns of residential development. Therefore, this
3. Plan should not be interpreted as prohibiting large lots residential development, five acres or more, particularly where such lots will be used for the raising of crops, the keeping of livestock, the building of barns or will otherwise promote, protect, retain and encourage Granby's traditional New England agricultural character.
4. Consider an amendment to the Zoning Regulations, which would allow the construction of owner-occupied two-family structures or a mix of one and two family structures where public sewer and water are available.
5. Continue to allow accessory(in-law) apartments.
6. Carefully examine the impact of all zoning and subdivision amendments on established neighborhoods.
7. Encourage the renovation, restoration, maintenance and preservation of our older homes with special attention to the architectural integrity of the exterior. Where these homes are threatened, consider alternate uses that are compatible with the neighborhood, structure and site.
8. Consider a zoning amendment that permits a mix of housing and commercial use within the Town Center and in commercial zones.
9. Consider the adoption of an overlay map that identifies possible sites for future Planned Development Multifamily Zones.
10. Consider the use of a density bonus for the construction of low and moderate-income family units within these zones.

11. Discourage higher density land uses in rural areas where existing and proposed infrastructure is not adequate to support such development. Encourage lower density land use development in rural areas which is consistent with the natural capacity of the land to provide on-site systems needed to support growth. Consider a system of density transfer from environmentally sensitive areas to areas containing public water and sewers.
12. Continue to give attention to the condition of our housing stock and to provide innovative ways to maintain its quality. Continue to seek funding for the Housing Rehabilitation Program and other State/Federal grants. Educate the public as necessary on the importance of long term and consistent home maintenance.

GOALS AND IMPLEMENTATION

BUDGETING, TAXATION AND GRAND LIST GROWTH

Granby must strive for a stable tax structure. The Town's quality of services has a significant impact on the overall identity of the community. In an effort to maintain the Town's fundamental values, Granby must continue to exercise fiscal restraint while providing the necessary funding to continue the high quality services and innovative programs and efforts that have led us to the year 2005. To be successful and to adequately serve all of its residents the Town must continue to seek creative solutions to meet its fiscal responsibilities.

GOALS

To diversify the Grand List by increasing the commercial component, consistent with the Town's Vision and Fundamental Values.

To maintain a stable and predictable tax rate.

To adopt, maintain and follow a capital improvements plan.

To encourage and to maximize the use and effectiveness of Granby citizen volunteers.

BUDGETING, TAXATION AND GRAND LIST GROWTH

In order to implement Granby's 10-year goals, the following policies, practices and amendments should be considered:

1. Encourage and provide for the expansion of existing commercial and industrial operations. Continue a working relationship with the Granby business community. Recognize the needs of existing businesses and anticipate the impact of future regulation. Encourage new commercial and industrial development without compromising the fundamental values set forth in this Plan of Development. Strive for a component of 10% commercial growth.
2. Continue the Town long-range financial planning efforts.
3. Recognize the implications that tax increases have, particularly on those with fixed and limited incomes. Work on increasing options and choices available for those residents who are unable to afford tax increases.
4. On a service-by-service basis, investigate the cost savings, which could be afforded the Town through regionally provided services.
5. Provide a system to continually and publicly recognize and commend the many volunteers that serve the Town. Encourage the participation of future volunteers and provide educational resources where possible.
6. Seek creative sources of program/service funding. Determine if there are services, which should be paid for directly by those individuals receiving the benefit, and consider a direct fee system. Where direct fee is required provide a mechanism to help those who are unable to pay and who want to participate or require the service.
7. Encourage donations to fund programs and special events and set up a system to receive charitable contributions. Set up a system to continuously explore the availability of, and make application for, grant funds.
8. Seek creative ways to avoid increasing expenditures.
9. Recognize the shortcomings of the property tax system. Understand the impact of municipalities competing against one another for business, rather than working together. Work with the State to reduce the negative impact that property taxes have on attracting business, while seeking to provide an alternative system of local government funding.

GOALS AND IMPLEMENTATION

TRANSPORTATION

To get from one place to another the vast majority of Granby residents depend on motor vehicles. Over the last 50 years, it has been the motor vehicle that has dictated land use patterns and individual site design. During the past 10 years, Granby has altered this pattern by decreasing the road widths in new developments, preserving scenic roads, limiting curb cuts and requiring buffers between existing roads and new developments. While the Town must continue to emphasize a smooth and efficient transportation system, the system should not take precedence over quality site design, the convenience of pedestrians and the Town's Fundamental Values.

GOALS

Provide easy access to a variety of transportation systems within and through Granby.

Provide for modes of transportation other than the motor vehicle.

Provide for the improved movement of vehicular and pedestrian traffic through the center of Town.

Provide for the safety of residents through proper street maintenance and design of new roadways and intersections.

Continue to provide for the networking of existing and proposed subdivisions.

Continue to promote and encourage the preservation of scenic roads.

Prepare an emergency plan for mass public transportation, which can be implemented quickly in case of restrictions on motor vehicle travel.

Avoid the construction of straight and direct roads within subdivisions.

Discourage the connection of arterial roads through residential subdivisions.

Provide for the careful placement of curb cuts along collector and arterial roads. Limit the number of curb cuts.

Continue to review and participate in long-range roadway and traffic plans for Granby. Encourage maintenance and designs that are in conformity with the overall goals of this Plan of Conservation and Development as well as the Town's Fundamental Values.

Continue to participate in the Greater Hartford Transit District, particularly in regards to public transportation and on any future rail service, such as the proposed Griffin Line.

Establish a second entrance to Salmon Brook Park.

TRANSPORTATION

In order to implement Granby's 10-year goals, the following policies, practices and amendments should be considered:

1. Examine the Town Center area in an effort to reduce traffic congestion during peak hours. Develop a plan that will provide more efficient movement of vehicles through the Center. Address the alignment of the Route 10 and Route 20 intersections.
2. Any proposed changes must be consistent with Town's Fundamental Values.
3. Encourage commercial activity within the Town Center and continue to link these businesses to encourage one-stop shopping and walking to complete local errands. Develop a system of central parking areas and user-friendly sidewalks and grassy rest areas that include landscaping and benches.
4. Provide bicycle paths or lanes and encourage their use for short trips where and when practical. Require bicycle and pedestrian paths between adjacent subdivisions.
5. Together with future developments, provide areas for express bus stops in and around the center of Granby. Consider an additional park-and-ride lot to encourage car-pooling and the use of public transportation.
6. Study the success of the Senior Van Program. Following this lead, design additional programs, such as dial-a-ride services to promote shared trips. Consider similar means of local ridesharing.
7. Encourage new street designs that compliment residential neighborhoods. Such designs should reduce vehicular traffic volume and the speed of vehicles on residential streets. New streets should be designed with horizontal and vertical curvature and should employ the use of various traffic calming techniques. Curb extensions, roundabouts, landscaped median strips, pavement treatments, and increased roadside vegetation should be explored in an effort to decrease speed and improve the aesthetics of the residential environment. Sketches of appropriate street calming techniques should be prepared and included within the Subdivision Regulations to provide a clear understanding for future developers. These calming techniques should also be considered on existing residential streets, where excessive traffic, noise and speed have reduced neighborhood livability.
8. Recognize that dead end roads do not serve the general public and fall outside of the Town's transportation road network. Discourage the construction of new cul-de-sac roads except where they are designed as private roads. Consider reducing the maximum length of a dead end road.
9. Apply a comprehensive and long-range view when considering the design of proposed subdivision streets. Require rights of way in various locations along proposed streets to accommodate linkages to future developments. Such linkages can provide for future residential vehicular, pedestrian and bike movements between neighborhoods. Such connections can improve safety, reduce vehicle trips, add convenience, reduce costs, preserve fuel and expand the neighborhood environment without increasing traffic volumes or vehicle speed.

10. Develop a list of roads, sections of roads and intersections, which are deficient in safety or design and prepare a long-range plan for their continuous improvement.
11. With the approval of commercial developments, require the construction of sidewalks. Provide for the construction of pedestrian and bike paths throughout the Center area and along the westerly side of Route 10, extending from Salmon Brook Park to the Granby Middle/High School. Study other areas where sidewalks and or pedestrian and bike paths should be considered and prepare a location plan.
12. Establish a volunteer traffic board or transportation subcommittee to study these recommendations and to prepare a long-range plan for sidewalk placement, center realignment and traffic circulation, pedestrian and bicycle paths, public transportation emergencies and other transportation issues.
13. Participate in the long-range planning of the Greater Hartford Transit District or on other systems similar to the proposed Griffin Line. Seek to ensure easy access to the transportation system for Granby residents by establishing convenient park-and-ride accommodations.
14. Build a new parking lot off Route 20 and create an emergency vehicle access to Salmon Brook Park from Route 20.

GOALS AND IMPLEMENTATION

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

During the past ten years, Granby has experienced steady commercial and industrial growth, but continues to rely on residential property taxes for the majority of its operating funds. Approximately 100 acres is currently developed for commercial or industrial use. These users have proven to be a benefit to the tax base as the tax revenue they produce exceeds the services they receive. Businesses can also benefit the community by providing employment, shopping, and business opportunities. The overall quality of building design, the specific business use, the location of the business, the site design and the vehicular and pedestrian access are crucial elements in design of all future businesses. The community's support for additional commercial growth will continue to be dependent on the residents' perception of this growth and the perceived consequences growth has on our community life and Fundamental Values.

GOALS

To maintain our existing commercial base and to encourage appropriate and acceptable expansion, rehabilitation and revitalization.

To increase opportunities for employment within the Town.

To increase the availability of local commercial services.

To establish and maintain a high standard of quality for commercial development.

To provide opportunities for appropriate commercial and industrial development.

To provide greater opportunities for mixed use commercial and residential development.

To provide more opportunities for home occupations.

To discourage small scale, poorly placed, individual commercial developments along our major routes.

To provide for low intensity commercial or industrial uses that can serve as a transition between commercial and residential developments.

To provide adequate buffers between differing uses.

To protect industrial and commercial land from residential encroachment.

To provide vehicular and pedestrian linkages between abutting commercial developments.

To increase the amount of land zoned for commercial development.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

In order to implement Granby's 10-year goals, the following policies, practices and amendments should be considered:

1. Continually review the Zoning Regulations in response to innovations taking place in the other municipalities and the marketplace.
2. Recognize that business activities that are unknown today may become fashionable tomorrow. As these new businesses may not fall within the scope of the current Regulations, when appropriate consider modifications to the Regulations.
3. Consider an expanded use of special permits to allow for a greater variety of home occupations while providing assurances such uses will not interfere with the quality of the residential environment.
4. Request the Development Commission to prepare a list of commercial uses, products and services that are presently unavailable within the Town. Outline uses that would have a positive impact on the community. Study the current Regulations to identify barriers to the establishment of such uses. Identify market conditions that favor such uses and seek out and advocate their development.
5. Provide greater opportunities within zones for mixed use developments.
6. Review and update the Economic Development Zone as needed.
7. Study the feasibility of rezoning undeveloped or sparsely developed residential zones to mixed-use zones or village zones. These zones could permit, at a residential scale, offices, retail/service uses, recreational uses, etc., by special permit and under certain conditions.
8. Avoid the construction of small scale, individual commercial and strip developments along our major routes by requiring minimum distances between curb cuts and placing size constraints on the construction or conversion of a building for commercial use. The restrictions may be greater for retail/service uses and reduced for office development.
9. Amend the Zoning Regulations to require performance standards and criteria for architectural and site design
10. Survey the citizens to elicit their comments on the types of development they would support.

11. Study the C1 zone and adjacent R30 zones, located along Salmon Brook Street and Canton Road, in the vicinity of the YMCA. In its current form, the C1 zone is a strip zone that will encourage small-scale individual commercial development, with numerous curb cuts. In order to avoid development on these individual parcels, encourage a comprehensive approach to the area by increasing the depth of the commercial zone, while combining parcels and limiting curb cuts. A logical commercial boundary appears to be the wetlands, located to the west of Salmon Brook Street. Higher intensity commercial uses should be buffered from existing single-family residential uses through the establishment of transitional uses. Encourage the development of multifamily or office uses between commercial retail and residential development.

GRANBY CENTER

The Granby Center is the focal point of the community. While the Center should remain the primary area for historical, governmental, commercial, educational and residential activity, there is a need to more closely link these activities to create a more cohesive identity. Together with the uniting of the Center area, a major emphasis must be placed on improving the traffic and pedestrian flows, recognizing that the volume of traffic will continue to increase. This increase will occur not only in response to the growth of the Center but to the substantial growth that will take place in and around the rest of Granby.

GOALS

To encourage the development of Granby Commercial Center as a unified business area.

To retain the Center as the historic, social, commercial, professional, educational, and governmental area of the Town and to promote, the identity, importance and significance of these functions.

Encourage the development of visual linkages throughout the Center.

To improve pedestrian access throughout the Center while linking the various components of the Center with sidewalks, particularly those areas which are separated by State Routes 10, 20, and 189.

To increase the number of organized social and special events within the Center.

To effect long-range solutions to the existing and potential traffic problems.

To increase the amount of land zoned for commercial activity within the Center.

To increase the vitality of the Center by linking the existing residential developments to the Center and by identifying future sites within the Center for multifamily development.

To implement creative zoning techniques or special zones to preserve the historic nature of the Center.

To design and adopt a Granby Center Zoning District which recognizes the uniqueness of the area and effectively guides the future growth.

To maintain the Center Green as a special focal point within Center.

To encourage the development of centrally located public gathering spaces located within the Center.

To maintain cohesive visual linkages in the design of newer developments and to encourage the redevelopment of properties which detract from the appearance of the Center.

To further diversify the Center.

To provide improved pedestrian access and convenient services for the senior citizens who reside within the Center

GRANBY CENTER

In order to implement Granby's 10-year goals, the following issues should be considered and solutions, should be incorporated into the Town's land use regulations.

Investigate the need for special requirements and determine the adequacy of existing land use regulation within the Center. Consider the design of a specific Granby Center Zoning District that would more suitably provide for the area's future growth and preservation. Consider specific and unified sign, lighting, landscaping, building and other design guidelines in an effort to maintain cohesive visual linkages. Review requirements for internal pedestrian and vehicular access ways including crosswalks and recreational paths between properties to further unify the Center. Consider modifying the side and rear yard requirements to reflect the existing and desired relationship between properties. Study the potential for a common parking lot within the Center. Review and make changes to traffic and pedestrian flow patterns along Bank Street and throughout the Center. Consider further provisions that encourage redevelopment and consider permitting structures that combine residential and commercial activity.

1. Form a Granby Center study group that includes members of the Chamber of Commerce, town officials, interested citizens, and professional advisers to address items in point number one above.
2. Conservatively address a resolution of the traffic problems with consideration given to maintaining the appearance of the Center and Town Green. Where possible, traffic flow patterns should be improved. However, it is essential to recognize serious problems generally occur only during peak hours.
3. Continue cooperation among all Center businesses. Encourage them to identify themselves as Granby Center businesses and to use cooperative advertising, promotions and a common logo.
4. Encourage continued cooperative events such as sidewalk sales, Granby business expositions, or the engagement of special acts to attract consumers to the Center. Promote the special features of the Center.
5. Continue to encourage special events within the Center, such as concerts, parades, road races, and sporting events.
6. Encourage the Planning and Zoning Commission to require sidewalks and recreational paths throughout the Center area, as well as linkages of the Center to the Farmington Valley Greenway.
7. Inventory all undeveloped areas within the Center. Review the possibilities for vehicular access and determine the suitability of connecting these sites to public water and public sewer. Study the relationship of these sites to existing developments, considering linkages and outlining buffering opportunities. Determine the suitability of rezoning parcels for commercial, multifamily, active adult or mixed-use development.

8. Recognize the uniqueness and importance of the Center historic properties. Understand the long-range risk to these properties from excessive traffic and pressures for conversions to higher intensity uses. Encourage a continuation of the existing residential uses of these structures. However, consider the adoption of specific regulatory tools which permit the conversion or reuse of a structure where such change will result in an improvement or greater protection of the District. An office, bed-and-breakfast, inn, antique shop or other use may be appropriate if properly designed and with specific conditions regarding the use, particularly in conjunction with a facade easement or other permanent preservation tools to maintain the integrity of the historic homes on Route 10.
9. Review the function and design of the Town Green. Consider the preparation of a specific design plan for this area.

GOALS AND IMPLEMENTATION

OPEN SPACE AND RECREATION

Granby is characterized by abundant open space that contributes a great deal to our quality of life. However, while many acres of land are permanently preserved, there also is a significant amount of land that is still available for development. Without continued focus on the preservation of much of that land, the Town's ratio of one acre of open space for every two residents certainly will decline as the population increases. The preservation of open space will offer more recreational opportunities, increase wildlife habitat, protect our water resources and offer the availability of local produce, all of which adds to the atmosphere that our residents prize so highly. The reservation of open space in many cases also makes good economic sense, because studies in municipalities similar to Granby have confirmed that developments in some areas require governmental services that cost significantly more than the taxes residents in such places pay. The Town's Open Space Policy sets for this rationale.

GOALS:

To maintain the character of Granby through the preservation of significant additional open space.

To preserve Granby's remaining productive farmland.

To maintain a Town-wide ratio of one acre of permanently preserved open space for every two residents and strive to achieve a ratio of one to one.

To establish open space corridors by connecting existing permanently preserved parcels.

To maintain and preserve the Holcomb Farm as open space, and for educational, recreational, and agricultural activities.

To utilize wetlands, streams and floodplains for linking open space areas.

To provide a system of parks and facilities that addresses the leisure and recreational needs of the community.

To preserve, maintain and extend existing hiking and horse trails.

To minimize habitat fragmentation.

To develop methods to increase funding for the purchase and preservation of open space.

To continue the Town's favorable taxation policies towards undeveloped lands.

OPEN SPACE AND RECREATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Continue to promote the use of open space in subdivisions, placing emphasis on those areas, which can link existing open space parcels. Encourage Flexible Residential Development wherever possible instead of conventional subdivisions and revise the FRD regulation as necessary to preserve as much land as possible.
2. Continue to encourage developers to plan open space early in the application process.
3. Link existing preserved parcels by using undevelopable areas such as wetlands, streams and floodplains.
4. Continue to identify areas of desirable open space and establish a protocol for notification to preservation groups when the land becomes available.
5. Increase public awareness of the need to make the appropriate acquisition of open space a community priority.
6. Amend existing regulations to increase the width of buffers and setbacks to provide adequate corridors adjacent to wetlands and watercourses to provide linkages between open space parcels.
7. Acquire easements over existing trails, particularly those that link open space areas, and extend these trails when additional open space is acquired.
8. Consider an amendment to the Zoning Regulations, which would provide for a transfer of development rights program to preserve Granby's open space, particularly farmland. Such a program would permit a reduction in the currently allowable density of existing open space property, together with an increase in the allowable density of an alternate location. The owner of the open space property would be compensated for the reduced density through the sale of density vouchers, which could be applied to an alternate parcel.
9. Apply the recommendations outlined within the Town's Master Recreation Plan when considering open space dedications proposed in conjunction with development applications. Consider a reduction in the actual land dedication where a developer agrees to construct recreational facilities. Consider utilizing a portion of the former Holcomb Farm property to fulfill some of the recreational needs outlined within this Plan. Recognize the open space linkages provided by the Holcomb Farm and maintain an open portion to preserve this linkage.
10. Provide parks to address the leisure and recreational needs of present and future residents.
11. Protect the Town's forests in order to maintain wildlife habitat. Identify each of the forests and prioritize their preservation.

12. Continue to add to the Open Space Fund for the purchase and improvement of open space. Prepare an amendment, which would allow developers to pay a fee in lieu of open space where such open space would provide little benefit to the Town. Encourage donations and promote fundraisers to build the fund. Utilize the fund for the Town's direct purchase of open space, to assist the Granby Land Trust or other group in acquiring open space areas, or to supplement the State's purchase of development rights program. This fund could also be available for matching funds with State and federal open space acquisition programs.
13. Encourage community groups to adopt a trail or open space areas and assume responsibility for the long-term maintenance of such areas including placement of road signs and the development of parking areas when appropriate.
14. Produce hiking, riding and cycling maps and descriptive brochures of areas of particular interest.
15. Support enabling legislation for a conveyance tax to be used for the purchase of open space.
16. Support enabling legislation for impact fees.
17. Maintain, review and modify the Town's taxation policy towards undeveloped land as appropriate so that large residential landowners are not forced into selling their existing open space parcels.
18. Encourage agri-tourism.

GOALS AND IMPLEMENTATION

GOVERNMENT SERVICES AND PUBLIC FACILITIES

The Town of Granby provides a wide range of services to meet the needs of its citizens. Granby attributes include a very low crime rate, a fine school system, well-maintained roads and facilities, and knowledgeable and accessible public officials. The majority of the Town's public buildings and facilities adequately serve the Town. The Town must continually monitor change and be prepared to efficiently respond to the growing and changing demands on government.

GOALS

To maintain the current level of services to the community.

To control the growth and cost of government services to the community, while maintaining a high quality of service.

To limit the amount of new regulation.

To continue the current level and quality of volunteers who serve the Town.

To continue the long-range needs for public sewer and water.

To maintain a high standard of education.

To combine services with other communities in an effort to reduce costs and maximize the public benefits.

To combine and share services and improve communication between various Town agencies and departments.

GOVERNMENT SERVICES AND PUBLIC FACILITIES

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town's land use regulations, should be considered:

1. Continue to recognize the relationship between taxes, services, and regulations. Carefully analyze the projected costs and benefits of all proposed changes.
2. The Town should be innovative in identifying private services that a majority of the citizens are separately purchasing and determine if these services could be provided Town-wide at significant reductions in cost. While it is important to limit the size of government, the Town should provide the highest quality of services possible to citizens at the lowest cost.
3. Refrain from adopting new regulations that appear to settle disputes between neighbors and recognize that when such regulations are applied unilaterally they often cause more problems than they solve. Understand that the vast majority of the Town's citizens can responsibly make their own decisions concerning their private properties and that most desire to be free from unnecessary governmental limitations on their freedoms.
4. Recognize the value of our volunteers. If the residents were required to pay for the countless hours these volunteers give to the community, there is no doubt that the costs would be substantial. The Town should look for ways to recognize these individuals for their efforts. All volunteers must feel that the hours of service that they donate to the community are greatly appreciated.
5. The Town should keep apprised of the growth plans of Granby's two public water companies. Copies of this Plan of Development should be made available to these public water suppliers and further studies concerning the extension of water mains should be undertaken. The extension of public later lines north along Salmon Brook Street should be explored.
6. The Town should continue to recognize the importance of high quality of public education. Granby's school system is recognized for its high standard of education and to date, the community has appeared committed to maintaining this standard. There is a direct relationship between property values and the quality of the Town's school system. It is important that the Board of Education remain innovative while operating economically and recognizing how best to provide the highest standard of education at a reasonable cost to the taxpayers.
7. Continue to pursue the benefits of regionalization. Regionalization is the cooperation among towns that results in a more efficient, cost effective, timely or informed delivery of government services. As the Farmington Valley Health District (FVHD) cooperatively provides 10 area towns with Health Code related services, perhaps a similar organization could provide wetlands enforcement and similar services. Currently the Granby Building Department provides the Town of Hartland with building inspection and related services and the Granby Police Department provides dispatching services for the Town of East Granby.

8. Such arrangements should be expanded wherever possible and explored for educational services. Given Granby's proximity and close relationship with East Granby, the two towns should explore the possibility of sharing a wide range of governmental services. Other areas of regional cooperation must continually be explored in an effort to provide increased service, reduce costs or make other improvements in the delivery of town services.
9. The Town Manager form of Government has proven effective in overseeing the local function of governmental services. The various departments and staff are kept aware of the wide variety of activities that occur and staff can quickly respond to public inquiries. However, the Town administrative departments and the Board of Education should continue their recent efforts to improve communications and to share information, technology and services.

Definitions

Agricultural Land: A contiguous land area of 5 acres or more, regularly used for crop production, and/or in support of livestock, including the related activities of tillage, fertilization, pest control, harvesting, and marketing and including the area in and around farm outbuildings, drainage and irrigation ditches, water supply and similar agricultural support structures, facilities and services. Agricultural land does not include forest management and timber harvesting activities.

Aquifer - Rock or sediment in a formation, group of formations, or part of a formation which is saturated and sufficiently permeable to transmit economic quantities of water to wells or springs.

Aquifer, confined - An aquifer that is overlain by a confining bed. The confining bed has a significantly lower hydraulic conductivity than the aquifer.

Aquifer, unconfined - An aquifer in which there are no confining beds between the zone of saturation and the surface. There will be a water table in an unconfined aquifer. Water table aquifer is a synonym.

Commercial/Office Space-Areas dedicated to commercial uses.

Diversity – A variety or mixture of traits. A community's economic diversity will refer to the various income ranges and wealth of the population. A diversity of housing will refer to differing values, sizes, styles and densities of the living units. Diversity is often used to reference a community's ethnic, religious or racial mix.

Established Neighborhood - A stable residential area of existing homes, fully constructed and occupied with a supporting infrastructure of streets, driveways, drainage and electrical services and often surrounded by mature vegetation. An area where the existing residents anticipate little if any future development.

Floodplains: As defined by the Federal Emergency Management Administration through the Army Corps of Engineers.

FRED: Flexible Residential Development

Groundwater - The water contained in interconnected pores located below the water table in an unconfined aquifer or located in a confined aquifer.

Industrial- Land areas dedicated to industrial uses, light manufacturing and excavation.

Non-Family Household: A household with a single person living alone or with non-relatives.

Open Space – In contrast to vacant land, open space typically refers to preserved land. These areas are often owned, by the Town, the State DEP, the Granby Land Trust, the McLean Game Refuge or a similar entity or restricted by easement from development. Farmland, woodland, parks, streambelts, greenways and recreational corridors all typically fall under this widely used term.

Passive Recreation - Activities that generally encompasses the less intensive range of outdoor uses, compatible with preserving natural resource functions such as wildlife habitat and floodplain protection and includes activities such as walking, jogging, X-country skiing, mountain biking, horseback riding, kite flying and other such activities that are not team sports or involve the use of motorized vehicles or equipment.

Public and Semi-Public Facilities- Areas set aside for use by the population. This includes school buildings and offices for the educational staff, Town government offices and buildings, police and maintenance.

Roads: The total right-of-way width of both paved and unpaved roads that are public access ways.

Streetscape - The side of the roadway that is visible to a passing motorist. The streetscape is often the most important element in the formation of a resident's or visitor's visual impression and sense of the community

Rural Character— A combination of:

- (a) The **visual character** that will include open fields, significant woodlands, farmland and livestock, narrow, winding roads, historic homes, stone walls, and country barns
- (b) The **natural character** that will include fresh, clean air and water, low density, preserved land and abundant flora and fauna.

Social Character – The combination of caring neighbors, community pride, volunteerism and a solid work ethic.

Rural Residential - A community that is no longer rural, but not suburban either. Residents tend to describe a Rural Residential place as being "*in the country*", where a degree of rural character still remains.

Vacant Land - Any land that remains in an undeveloped state and is not defined as open space. Any land that is not used for residential, commercial, industrial or similar us, or excess acreage on a developed residential lot.